

TOWN OF NEWSTEAD
ZONING BOARD OF APPEALS
MINUTES of August 20, 2002

Present: Corky Keppler
Clark Killian
Bill Kaufman
Scott Chaffee
Ike Cummings
Don Folger, Code Enforcement Officer
Christine Falkowski, Recording Secretary

Chairman, Corky Keppler, led the Pledge of Allegiance to the Flag.

The public hearing opened at 7:30 PM to hear comments for or against the request to allow an area variance needed to subdivide a lot located at 11464 Clarence Center Road, owned by Peter Latka, due to total lack of frontage by bike path.

The Clerk read proof of publication.

Mr. Latka's attorney's representative presented the plan. Frontage requirement for lots is 150 feet, and the bike path crosses the property by 124.21 ft. at the frontage point. The bike path would have to be re-routed.

No prior comments for or against had been received.

There being no one to speak further, Ike motioned to close the hearing at 7:36 PM, seconded by Scott, and all approved.

Ike motioned to deny the variance due to the frontage requirement, seconded by Scott, and all approved.

The public hearing opened at 7:45 PM to hear comments for or against the request to allow a use variance operate 10 campsites behind the Country Cottage Motel located at 13536 Main Road, owned by George Northem. The parcel is zoned C-2, which no longer allows campsites.

The Clerk read proof of publication.

Mr. Northem presented a written proposal along with a petition in favor of this request signed by 16 people along with three individual support statements. He has already made improvements to the property without using permits at a cost to him of approximately \$20,000. He has purchased two RV's and placed them on the lot. The sewage from these RV's is pumped out by a service company. Mr. Northem stated that short stay campsites are defined as less than three nights. There will be no accommodation for raw sewage. It can be dumped at Darien Lake. Within two years the Health Dept. will require a holding tank at this site.

Planning Board approval would be needed, and then Town Board approval for a special use permit with annual renewal. If the parcel should be sold, the same permit would apply to the new owner.

Betty Rehwaldt and her husband live at 5686 Crittenden Road, and they have the following concerns:

- campsite would be an eyesore for them; Mr. Northem offered that he is planting 20 pine trees.
- camping shouldn't go with a motel
- Sleepy Hollow offers camping already
- there are no sewers; where will the sewage go from the motel plus 10 campsites?

There being no one to speak further, Clark motioned to close the hearing at 7:30 PM, seconded by Ike and all approved.

There being no one to speak further, Ike motioned to close the hearing at 8:10 PM, seconded by Clark, and all approved.

Campers could conceivably dump sewage after dark into the creek without being noticed. Board members were surprised that Mr. Northem would make such an investment without checking the current zoning first.

Scott motioned to table this request, seconded by Ike and unanimously approved.

Ike motioned to adjourn the meeting at 8:15 PM, seconded by Clark and unanimously approved.

Respectfully submitted,
Christine B. Falkowski,
Recording Secretary